

Agenda

County of San Diego - Alpine Community Planning Group

P.O. Box 819
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www.AlpineCPG.org

NOTICE OF REGULAR MEETING **Thursday, October 27, 2011, 6:00 P.M.** **Alpine Community Center** **1830 Alpine Boulevard, Alpine, CA 91901**

I. Call to Order

II. Invocation / Pledge of Allegiance

III. Roll Call of Members

| | | |
|----------------|-------------------|-----------------|
| Jim Archer | Roger Garay | Lou Russo |
| George Barnett | Cory Kill | Richard Saldano |
| Jim Easterling | Travis Lyon | Sharmin Self |
| Robie Faulkner | Jennifer Martinez | Kippy Thomas |
| Greg Fox | Mike Milligan | Scott Tuchman |

IV. Approval of Minutes / Correspondence / Announcements

**1. September 22, 2011 Regular Meeting Minutes &
October 6, 2011 Special Meeting Minutes**

2. APG Statement:

The Alpine Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of Community and sub regional plans. The Alpine Community Planning Group is only an advisory body.

V. Open Discussion

Any member of the public may address the group on topics pertaining to planning, zoning and land use which does not appear elsewhere on this agenda. Upon recognition by the Chairman, each speaker will be allowed up to three minutes to speak (organized/special presentations up to fifteen minutes). There can be limited discussion with no vote on any issue(s) so presented until such time as proper public notice is given prior to such discussion and vote.

VI. **Prioritization of this Meetings Agenda Items**

VII. **Group Business**

1. Combine the November 2011 and December 2011 meetings into one meeting due to the upcoming holidays. This meeting would be moved to Thursday, December 1, 2011. **Discussion and Action**
2. George Barnett and Richard Saldano, will present the recommendations made through their joint Subcommittee meeting held on October 13, 2011.

1. **(Discussion & Vote)** Motion to approve the County staff draft concept map for land use designations for former Forest Conservation Initiative lands in the area north of Highway I-8 generally along Willows Road, with the recognition and stipulation that none of the high density residential areas (greater than one dwelling unit per 10 acres) can be constructed until imported water and sewer are available to the area.

a. Background: Conceptually, along Willows Road to the east of the Viejas Outlet Center, the new designations would be C36 commercial, and then C34 village core mixed use and then rural commercial on past the east Willows Road intersection. West Willows Road would generally remain residential. In Subcommittee discussion preceding the vote, an amendment to the motion for a stipulation that the County first perform a hydrology study of the area with results available before final review of this item by the Alpine Community Planning Group was not accepted. The Willows Road residents attending the October 13th Subcommittee meeting were in favor of the proposal. The motion passed in Subcommittee by a 9:2:1 vote.

2. **(Discussion & Vote)** Motion to approve the County staff draft concept map for land use designations for former Forest Conservation Initiative lands in the area south of Highway I-8 generally along east Alpine Boulevard, with a recommendation to consider higher density on certain presently designated 40 acre Rural Lands parcels that have some areas for clustering; and that although property owners will receive the land use designation as part of this General Plan amendment process, they will not be able to develop at that density until water and/or sewer infrastructure is available to do so. The County is also requested to conduct land use planning information sharing with Cleveland National Forest regarding forest in-holdings within fee lands.

a. Background: The concept is for bringing land use designations in former Forest Conservation Initiative controlled lands to the south of Highway I-8 into alignment with proposed designations under the General Plan Update. The FCI designations of General Rural are superseded by Semi-Rural Residential in the General Plan Update. The motion passed 12:0:0 in Subcommittee.

3. **(Discussion & Vote)** Motion to approve the County staff proposed interim holding S-90 Zoning along Alpine Boulevard in the central village core of town, until such time as a “form based plan” is prepared for the core area (to be completed by March 2012), with the provision that very effort be made to include all affected property owners, businesses and townspeople in a County staff-run process of charettes and community discussion.

a. Background: The concept is for the County to seek funds, hire a town planning consultant, and with extensive involvement with the community prepare a “street by street, block-by-block” plan for the village core reflecting residents’, businesses’ and property owners’ goals and vision for a future Alpine core. The target completion of the plan is March, 2012 with Board of Supervisors’ approval shortly thereafter. Projects currently approved in the area will continue, with the County assisting the property owners as needed to reflect the ideals of the intended form based plan. The village core form based plan could be extended in the future along Alpine Boulevard and major cross-streets at the desire of townspeople, etc. The motion passed in Subcommittee by a 12:0:0 vote.

3. Review language for the County I-1 policy pertaining to the Alpine Design Review Board. This language will be sent as a recommendation to the County Board of Supervisors. **Discussion and Action**
4. The Planning Group will be making a recommendation to the Board of Supervisors to fill Seat #2 on the Alpine Design Review Board. All interested persons from the Community wishing to be considered for this position should be at this meeting to have their names included for consideration. **Discussion and Action**

Organized / Special Presentations:

1. **Continued from September 22, 2011 due to time constraints.** A representative for Sol Orchard LLC, will be finishing up a presentation regarding a proposed Solar Farm in the Alpine Community area, MUP- 3300-11-030 (P11-030) MAJOR USE PERMIT (SOLAR). This will be located on High Glen Road - APN #525-130-08, which is approximately four (4) miles South East of the Tavern Road and Japatul Valley Road intersection. **Presentation, Discussion and Action if needed.**
2. Monthly update from an SDG&E representative regarding a construction update along Alpine Boulevard and the Sunrise Power Link Project as a whole. **Presentation, Discussion and Action**

Consent Calendar

1. Circulation

- 1) Discussion and Vote: None

2. Design & Review

- 1) Discussion and Vote: None

3. Communications

- 1) Discussion and Vote: None

4. Private Actions

- 1) Discussion and Vote: None
- 2) Discussion and Vote: None
- 3) Discussion and Vote: None

5. Public Facilities, Services & Major Public Policy

- 1) Discussion and Vote: Former, Forest Conservation Initiative (FCI) lands Designations.

6. Trails & Conservation

- 1) Discussion and Vote: None

7. Parks & Recreation

- 1) Discussion & Vote: None

8. ADHOC Sub-Committees

- 1) Discussion & Vote: None

VIII. Subcommittee Reports (Including Alpine Design Review Board)

- | | | |
|----|---|-----------------|
| 1. | Private Actions | Richard Saldano |
| 2. | Trails & Conservation | Travis Lyon |
| 3. | Parks & Recreation | Jim Archer |
| 4. | Public Facilities, Services & Major Public Policy | George Barnett |
| 5. | Circulation | Richard Saldano |
| 6. | Communication | Scott Tuchman |
| 7. | Alpine Design Review Board | Kippy Thomas |

IX. Officers Reports

- | | | |
|----|-----------------------------------|-------------------|
| 1. | Chairman | Greg Fox |
| | a. County Permits Forum | |
| | b. County Parking Design Workshop | |
| | c. Board Policy I-63 Workshop | |
| 2. | Vice Chairman | Jim Easterling |
| 3. | Secretary | Jennifer Martinez |

X. Open Discussion 2 (Only if Necessary)

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XI. Request for Agenda Items for Upcoming Agendas

1. All requested Agenda Items **MUST** be to the Alpine Community Planning Group Chair **by the 2nd Thursday of each month** to be included in the Agenda.

XII. Approval of Expenses / Expenditures

1. None

XIII. Announcement of Sub Committee Meetings

1. To Be Determined (TBD)

XIV. Announcement of Next Meeting

1. Thursday, December 1, 2011 @ 6:00 P.M. (upon approval of the Planning Group)

XV. Adjournment of Meeting